058.0	0006	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	793,300 /	793,300
					USE VALUE:	793,300 /	793,300
					ASSESSED:	793,300 /	793,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORIARTY KATHLEEN M
Owner 2:	
Owner 3:	
Street 1:	59 LOWELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FLYNN RYAN/ETAL -
Owner 2:	SULLIVAN BETH -
Street 1:	59 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,035 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Clapboard Exterior and 1953 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5035.000	393,600		399,700	793,300
Total Card	0.116	393,600		399,700	793,300
Total Parcel	0.116	393,600		399,700	793,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.20 | /Parcel: 406.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	38603
GIS Ref	
GIS Ref	
Insp Date	07/26/16

!4979!

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	393,600	0	5,035.	399,700	793,300	793,300	Year End Roll	12/18/2019
2019	101	FV	293,300	0	5,035.	399,700	693,000	693,000	Year End Roll	1/3/2019
2018	101	FV	293,300	0	5,035.	268,400	561,700	561,700	Year End Roll	12/20/2017
2017	101	FV	293,300	0	5,035.	257,000	550,300	550,300	Year End Roll	1/3/2017
2016	101	FV	214,200	0	5,035.	234,100	448,300	448,300	Year End	1/4/2016
2015	101	FV	202,400	0	5,035.	188,400	390,800	390,800	Year End Roll	12/11/2014
2014	101	FV	202,400	0	5,035.	168,500	370,900	370,900	Year End Roll	12/16/2013
2013	101	FV	202,400	0	5,035.	159,900	362,300	362,300		12/13/2012

PRINT

Date	Time
12/10/20	19:56:09

LAST REV

Date	Time
09/12/16	13:42:42
apro	
4979	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLYNN RYAN/ETAL	35745-360		6/25/2002		358,000	No	No		
SCHELPERT ELIZA	24017-127		11/25/1994		165,500	No	No		Y

USER DEFINED

Prior Id # 1:	38603
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/8/2015	1902	Heat App	5,000					
9/17/2015	1355	Inter Fi	209,000		9/17/2015			Note: Special perm
6/26/2013	956	Solar Pa	20,983	C				
4/28/2005	331	Dormers	6,400			G6	GR FY06	
3/22/2005	172	Manual	6,000	C		G6	GR FY06	remove paneling in

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2016	Meas/Inspect	PT	Paul T
7/21/2016	Permit Visit	DGM	D Mann
7/10/2013	Info Fm Prmt	EMK	Ellen K
2/5/2009	Meas/Inspect	294	PATRIOT
9/13/2005	Permit Visit	BR	B Rossignol
9/30/2002	MLS	MM	Mary M
1/12/2000	Mailer Sent		
1/12/2000	Measured	263	PATRIOT
8/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5035		Sq. Ft.	Site		0	70.	1.13	11									399,735						399,700	

Total AC/HA: 0.11559 | Total SF/SM: 5035 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,735 | Spl Credit | Total: 399,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25869560
Const Adj.:	0.99495000
Adj $ / SQ:	162.804
Other Features:	101000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441248
Depreciation:	47655
Depreciated Total:	393593

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

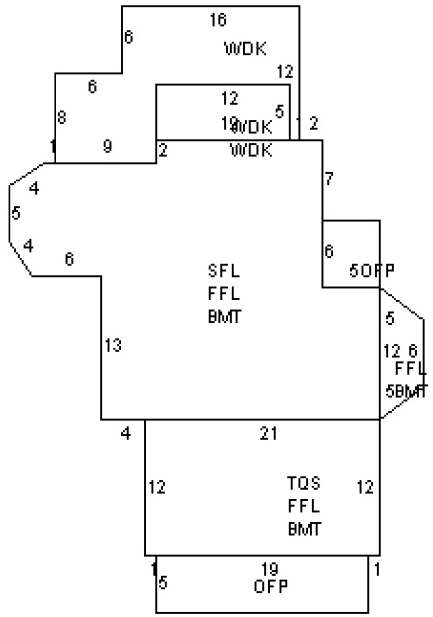
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	162.80
Special Features:	0	Val/Su Net:	128.29
Final Total:	393600	Val/Su SzAd	228.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	58.000	52,895
FFL	First Floor	912	162.800	148,477
SFL	Second Floor	624	162.800	101,590
WDK	Deck	306	9.220	2,822
TQS	3/4 Story	189	162.800	30,770
OFP	Open Porch	125	29.550	3,694

Net Sketched Area:	3,068			Total:	340,248
Size Ad	1725	Gross Are	3131	FinArea	1953

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	